

Cedar Glen Disaster Recovery Redevelopment Project Area  
Project Area Committee

Friday, November 4, 2005  
Fire Station 91  
301 S. State Highway 173, Lake Arrowhead, CA  
1:30 PM

**DRAFT MINUTES**

**Members Present**

Dick Pretzinger	Resident Owner-Occupant (Chair)
Kevin Ryan	Resident Owner-Occupant
Larry Doetsch	Resident Second-Home Owner
Peter Markovich	Business Owner
Wayne Palmer	Christmas in April
Chuck Peters	Lake Arrowhead Comm. Chamber of Commerce (Vice Chair)

**Staff Present**

John Nowak	Redevelopment Administrator
Gary Hallen	Redevelopment Analyst
Danielle Borish	Field Representative 3 <sup>rd</sup> Supervisorial District
Patrick Goode	Willdan Associates

**Call to Order**

Meeting called to order by Dick Pretzinger at 1:35 p.m.

**Certification of Posting**

Staff certified the agendas were posted at the following locations:

Cedar Glen Post Office,  
Fire Station 91  
Cedar Glen Trading Post and Hardware  
Lake Arrowhead Post Office

**Approval of Minutes**

Larry Doetsch made a motion to approve the minutes of the PAC Meeting of June 17, 2005, seconded by Chuck Peters. Approved unanimously.

**New Business**

**Recommend the 10-year Housing Implementation Plan**

A presentation was given by Patrick Goode from Willdan Associates regarding the proposed ten-year Housing Implementation Plan. Mr. Goode explained the Housing Plan is required by California Community Redevelopment Law, and the Plan details possible housing programs for

the Agency and how the housing set aside funds can be used in the project area over a 10-year period. Mr. Goode explained the purpose of the plan is to identify how the County will provide affordable housing in the rebuilding effort in Cedar Glen over the next 10 years. The following activities and goals are recommended in this Housing Plan over the next ten years:

- 3 minor rehabilitations for fire safety code upgrades;
- 9 parcels for land acquisition available for lot mergers, development of new housing, and infrastructure improvements that will benefit the development of affordable housing; and
- 14 new affordable units constructed with Agency assistance in the Project Area.

#### PAC Member Comments

- Larry Doetsch asked if there are additional funds that can be made available for housing programs or to leverage current funds. Staff responded that Federal grants and HOME funds may be available and the Agency is seeking additional sources of funding.
- Kevin Ryan and Wayne Palmer asked when prevailing wage kicks in for people seeking assistance? Staff stated whenever the Agency puts a dollar toward construction, prevailing wage will kick in, but for minor rehabilitations as long as the assistance provided by the agency is 25 percent or less than the value of the home prevailing wage will not kick in. People can go ahead and apply for assistance, but once they receive money prevailing wage will begin.
- Kevin Ryan asked after this housing plan is adopted, what are the next steps of this process? Staff stated that a detailed housing construction assistance and rehabilitation programs will be put together for the PAC to review at the next PAC meeting.

#### Public Comments

Irving Slivey – How do residents find out about these programs? Response: Once the PAC reviews the programs, information will be mailed out to all residents, fire victims will be a priority.

Hugh Campbell – What is the percentage break down of who can receive assistance from the Redevelopment Agency? Response: According to Redevelopment Law the Agency is required to allocate the number of units they can provide assistance by income groups, the percentages for the income groups are: 40% for Very Low Income Households, 33% for Moderate Income Households and 27% for Lower Income Households.

Lori Monson – Why is it stated that private enterprise could build up to 300 units during the life of the plan within the project area? Response: When the original plan was adopted, it projected private enterprise could build up to 300 units, which is close to the amount of homes destroyed in the Old Fire.

Dave Stuart- How do you determine the gap the Agency can fund for a low and moderate income household? Response: The applicant must meet one of the three income categories and one example of a housing program is the Agency can provide the applicants funding so that mortgage payment is not more than 30% of the applicant gross income.

Chuck Peters made a motion to recommend that the Redevelopment Agency Board of Directors adopt the Cedar Glen "Ten-Year Housing Implementation Plan" as presented with an

amendment that the Housing Set-Aside funds could be used for infrastructure directly related to affordable housing. The motion was seconded by Wayne Palmer and approved unanimously.

### **Old Business**

None

### **Public Comments**

Coral Albee– It is good to see that people have already begun to rebuild their homes, but guessed there is nothing that can be done to help those people how have already begun.

Irving Slivey – How do you go about determine the value of the home and insurance settlement under a confidential settlement? Made it clear that he wanted the fire victims to be contacted and notified when these housing programs are made available.

### **PAC Members Comments**

Kevin Ryan – Asked if there is any new information regarding the insurability of roads?

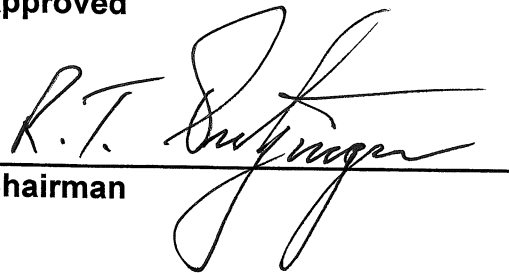
### **Staff Comments**

John Nowak stated that after contacting six insurance companies and the Insurance Services Office, they all indicated that there are no set standards industry-wide concerning insurability based on roads. None of the insurance companies indicated they would not insure a house because of the road it was on.

The Housing Implementation plan is scheduled to go before the Agency Board of Directors on December 6, 2005 for adoption, after which they agency will schedule the next PAC meeting to review the housing programs.

Meeting adjourned at 2:45 p.m.

**Approved**

  
Chairman